

ZB# 80-17

Speiser-Carlin Joint Venture  
& NW Associates

35-1-59.22

80-17

Public Hearing:

Aug. 11th - 9pm

Variance on  
Density & Height

Need: Public Hearing  
Notices

(List ordered)

(CPD ~~not notified~~  
not notified)

File w/ Clerk

# GENERAL RECEIPT

4397

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

RECEIVED OF

*Aug. 13* 19 *80*  
*Sermon Mc Guirk & Zecola* \$ *50.00*

FOR

*Fifty and no/100*  
*3 B.A. # 80-17 Speiser-Carlin*

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>50.00</i>		
<i>CK</i>		

BY

*Pauline G. Townsend*  
*Town Clerk*

TITLE

Willamson Law Book Co., Rochester, N. Y. 14609

## Low-income housing plan angers Vails Gate Hts.

BY THOM DUFFY

NEW WINDSOR — Members of a homeowners association are getting ready to fight a proposed senior citizen housing project which would also bring low-income residents into their Vails Gate neighborhood.

The president of the Vails Gate Heights Homeowners Association, Robert Mazurek, said Wednesday that the town should make its own study of local housing needs before approving the federally subsidized 85-unit residence.

Over the next several weeks the development will require a variance from the Zoning Board of Appeals, along with Planning Board and Town Board approval, before it can move ahead.

Mazurek said he told members of the planning board which considered the project earlier this month: "You're destroying our property values."



JOHN PETRO

is to contain 50 apartment units for the elderly and 35 for low income tenants

ing to plans presented by developers Speiser-Carlin, a Westchester-based firm

While supporting the idea of senior citizen housing, the Vails Gate group is against low-income apartments that might be rented to welfare recipients or other groups who they feel would not maintain the property, according to Mazurek.

The mix of low-income and senior citizen housing in the project is required by the federal Department of Housing and Urban Development (HUD) which will subsidize rents in the complex, according to developer James Speiser.

Elderly tenants would pay only 25 percent of their income for rent while other residents, who could not earn more than \$13,500 a year, would also receive subsidies.

The breakdown of the 85 units into 50 for senior citizens and 35 for low-income

units for families with no more than two children of the same sex — resulted from a HUD study of local housing needs.

Opponents of the project feel that the senior citizen share of the project was limited to 50 units because the HUD study was not complete, according to Mazurek.

"Those 50 units would be grabbed up so quick," said the town's director of social services, Evelyn Marasco, noting the demand for inexpensive housing for the elderly.

However, the HUD study aimed to examine housing needs in all groups in the area, including small low-income families, according to HUD spokesman Joseph Lopes.

"The government says, look, every community in this country wants senior citizen housing," observed Speiser. "HUD wants community to





ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x  
In the Matter of the Application of  
SPEISER-CARLIN JOINT VENTURE and  
NEW WINDSOR ASSOCIATES.

DECISION DENYING  
AREA VARIANCES.

#80-17.  
-----x

WHEREAS, SPEISER-CARLIN JOINT VENTURE, located at 580 Midland Avenue, Yonkers, New York, 10704, and NEW WINDSOR ASSOCIATES, located at 161 Hillside Avenue, Cresskill, New Jersey, 07626, have made application before the Zoning Board of Appeals for area variances (density, height and floor area) for the purposes of construction of a three-story multiple dwelling unit for senior citizens and small families to be located off Old Forge Hill Road and Route 32 (R-5 zone) Town of New Windsor, New York; and

WHEREAS, a public hearing was held on the 11th day of August, 1980 before the Zoning Board of Appeals at the Town Hall, New Windsor, N. Y.; and

WHEREAS, the applicants were represented by J. Tad Seaman, Esq. of Seaman, McGuirk and Zeccola, 542 Union Avenue, New Windsor, New York; and

WHEREAS, the application was opposed by a large number of area residences; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also required by law.

2. No permission was sought from the Orange County Planning Board as required under the terms of Section 239-m of the General Municipal Law of the State of New York.

3. The applicants sought three (3) variances from the area requirements of the Town Zoning Local Law, to wit:

1. Under Section 48-12 - Part 1 (4), a 35 sq. ft. variance per apartment unit. The law requires 600 sq. ft. and the applicant sought permission for 555 sq. ft.;
2. Under Section 48-12 - Part 1 - Col. 11, a density of 2,666 sq. ft. The law requires 7,000 sq. ft. and applicant sought a variance of 4,334 sq. ft.
3. Under Section 48-12 - Part 1 - Col. 10, a variance in the height requirement from 2½ stories which is permitted to three stories which was sought.

4. Applicant sought to build an apartment complex which would house senior citizens and small families. Applicant stated he was building same for the purpose of obtaining subsidies from the U. S. Department of Housing and Urban Development (HUD). He stated that height requirements specify that senior citizens be housed together with small families, defined as families with not more than two (2) children of the same sex. Applicant had an option to purchase ten (10) acres from a 40 acre parcel off of Route 32 in New Windsor, for this purpose.

5. With respect to the floor area variance, applicant argued that same represented a small difference, that it would result in no increased population density which would have an adverse effect on government facilities due to the smallness of the variance sought. That construction of the building with the specified floor area was the only feasible economic method in which to build the property and that this complex as a whole would produce no substantial change in the neighborhood because it is a mixed residential and commercial zone as it exists.

6. With respect to the variance for density, applicant made the same arguments but argued in addition that the density would not be increased due to the fact that the senior citizens would, largely, be drawn from the present senior citizens of the Town of New Windsor. With respect to the inclusion of low income families, it was argued that same is required by HUD regulations and the only feasible method of building this complex was under HUD guidelines so as to receive a HUD subsidy.

7. With respect to the height density sought, an examination of the law shows that either 2 1/2 stories or 35 ft. is permitted. The applicant's proposed structure was three (3) stories tall, but totaled less than 35 ft. in height and, therefore, no variance is required. The fact that said variance was denied at the hearing is immaterial in light of this re-examination of the law.

8. The evidence submitted by the large number of adjoining property owners shows that the inclusion of low income families in the proposed building, for which the variances are sought, would produce a substantial change in the character of the neighborhood in that said families may be welfare recipients.

9. With respect to the density portion of the argument, applicant argued that purchase of additional land, so as to alleviate the density problem, would make the project not economically feasible. Applicant failed, however, to indicate by dollars and cents proof, how much the additional land would cost and what the specific economic impact of such purchase would be. In fact, applicant offered no evidence to indicate that any such purchase had ever been inquired after.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. With respect to the height variance, no such variance is actually required under the terms of the New Windsor Zoning Local Law.

2. With respect to the other variances requested, insufficient evidence was produced to prove that there is no other feasible method by which applicant may achieve its end as applicant entirely failed to produce dollars and cents proof. It, therefore, has not been proven that the project cannot be accomplished in some other feasible method. nor has it been shown that the granting of the variances would be in the interests of justice.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor deny the application for a height variance by a vote of the Board but deemed to be not required; and

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor deny the area variances as requested in the application before the Board.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicants.

Dated: September 8, 1980.

*S/ Richard Fenwick*  
*V. Chairman*

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 80-17

Request of NEW WINDSOR ASSOCIATES AND SPEISER-CARLIN JOINT VENTURE for a VARIANCE of the regulations of the Zoning Ordinance, to permit three-story multiple dwelling - 9 units per acre and 565 sq. ft. per 1 bedroom dwelling unit, being a VARIANCE of Section 48-12 Table of Bulk Regs. Cols. 4, 10 and 11 for property situated as follows: Portion of Section 35-Block 1-Lot 59-22 located off Old Forge Hill Road and Rt. 32, Town of New Windsor, N.Y.

SAID HEARING will take place on the 11th day of August, 1980, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 9 o'clock P.M.

VINCENT BIVONA  
Chairman

By: Patricia Delio, Secretary

State of New York

County of Orange, ss:

*EVERETT SMITH*, being duly sworn

disposes as says that he is

*PRESIDENT*.....of the E.W. Smith

Publishing Company, Inc., publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, and that the notice of which the annexed is a true copy was published.....*ONCE*

in said newspaper, commencing on the *31*...day of *July*...A.D., 19*80*, and ending on the *31*...day of *July*...A.D., 19*80*

*Everett Smith*  
Subscribed and sworn to before me this *27th* day of *Aug.* 19*80*.....

*Patricia Delio*  
Notary Public of the State of New York  
County of Orange.

MY COMMISSION EXPIRES MARCH 30, 19*82*

PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 19*82*

**Memo FROM:**

TOWN OF NEW WINDSOR  
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

**TO:**

Mr. Vincent Bivona  
Zoning Board of Appeals

**DATE:** July 14, 1980

**SUBJECT:** Speiser/Carlin Joint Venture  
Sec. 35 Block 1 Lot 59.22 (portion of)

—FOLD HERE—

The preliminary Site Plan submitted by Speiser/Carlin Joint Venture does not comply with the height (2½ stories) and density (6 per acre) requirement of the Town of New Windsor Zoning Ordinance. The plan seeks a 3 story building and 15 units per acre.

RECEIVED  
ATTORNEY'S OFFICE /ZBA  
TOWN OF NEW WINDSOR

JUL 14 1980

BY: Patricia Delia

by Paul V. Cuomo

Paul V. Cuomo, P.E. for Building Inspector  
Town Engineer

(914) 565-8550

August 13, 1980

J. Tad Seaman, Esq.  
Seaman, McGuirk and Zeccola  
542 Union Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE BEFORE ZBA  
SPEISER-CARLIN JOINT VENTURE/NEW WINDSOR ASSOCIATES

Dear Mr. Seaman:

This is to confirm that the above application for area variances was denied at the August 11, 1980 public hearing heard before the New Windsor Zoning Board of Appeals.

Please be advised that a formal decision will be drafted and acted upon at a future meeting of the ZBA. I will send you a copy of that decision.

Very truly yours,

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Town Planning Board  
Town Zoning/Building Inspector Collett

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-17  
(Number)

9/14/80  
(Date)

I. Applicant information:

- (a) SPEIJER/CARLIN JOINT VENTURE  
(Name, address and phone of Applicant)
- (b) 580 MIDLAND AVE 914 969 3503  
(Name, address and phone of purchaser or lessee)
- (c) Yonkers, NY - 10704 - Seaman McGuirk + Zeccola  
542 Union Ave. New Windsor NY  
565-5200  
(Name, address and phone of attorney)
- (d) Canham Newburgh, NY  
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance - Density/Height
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R5 Old Forge Hill Rd 351 5722 10 Acres  
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI + C
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? Approx 1976
- (e) Has property been subdivided previously? No When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? Not to our knowledge When? \_\_\_\_\_



APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-17  
(Number)

9/14/80  
(Date)

I. Applicant information:

- (a) SPEIJER/CARLIN JOINT VENTURE  
(Name, address and phone of Applicant)
- (b) 580 MIDLAND AVE 914 969 3503  
(Name, address and phone of purchaser or lessee)
- (c) Yonkers NY - 10704 - Seaman McGuirk + Zecola  
542 Union Ave. N. Warden NY  
565-5200  
(Name, address and phone of attorney)
- (d) Canham Newburgh, NY  
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- (b) What other zones lie within 500 ft.? PI + C
- (c) Is a pending sale or lease subject to ZBA approval of this application? yes
- (d) When was property purchased by present owner? Approx 1976
- (e) Has property been subdivided previously? NO When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? Not to our knowledge When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO. If so, when \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_, to allow \_\_\_\_\_

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Part I, Column 10 (height)  
48-12 Part I Proposed or 4711 (density)  
Requirements Available Variance Request

Min. Lot Area \_\_\_\_\_

Min. Lot Width \_\_\_\_\_

Reqd. Front Yard \_\_\_\_\_

Reqd. Side Yards 1 1 1

Reqd. Rear Yard \_\_\_\_\_

Reqd. Street Frontage\* \_\_\_\_\_

Max. Bldg. Hgt. 2 1/2 stories 3 stories 1/2 story

Min. Floor Area\* 600 sq ft 565 sq ft 35 sq ft

Development Coverage\* \_\_\_\_\_ % \_\_\_\_\_ % \_\_\_\_\_ %

Floor Area Ratio\*\* 7000 sq ft 2666 4334 sq ft  
Density

\* Residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Part I, Column 10 (height)

48-12 Part I Proposed or 48-11 (density)  
Requirements Available Variance Request

Min. Lot Area \_\_\_\_\_

Min. Lot Width \_\_\_\_\_

Reqd. Front Yard \_\_\_\_\_

Reqd. Side Yards 1 1 1

Reqd. Rear Yard \_\_\_\_\_

Reqd. Street Frontage\* \_\_\_\_\_

Max. Bldg. Hgt. 2 1/2 stories 3 stories 1/2 story

Min. Floor Area\* 600 sq ft 565 sq ft 35 sq ft

Development Coverage\* \_\_\_\_\_ % \_\_\_\_\_ % \_\_\_\_\_ %

Floor Area Ratio\*\* 7000 sq ft 2666 4334 sq ft  
Density

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

HUD recommends housing for elderly to have elevator. The costs for a 2 story elevator building are prohibitive. Two story building would also use up more open green space than would 3 story to the detriment of the occupants. Developer presently has 85 units from HUD with indications that if successfully completed 50-60 additional units would be forthcoming. Need for many more such units has been demonstrated in N. Windsor. Density requirements presently prohibit even the 85 units from being built.

☐ VI.

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_

HUD Recommends housing for elderly to have elevator, The costs for a 2 story elevator building are prohibitive. Two story building would also use up more open green space than would 3 story to the detriment of the occupants. Developer presently has 85 units from HUD with indications that if successfully completed 50-60 additional units would be forthcoming. Need for many more such units has been demonstrated in N. Windsor. Density requirements presently prohibit even the 85 units from being built.



VI.

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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☐ VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

(b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*Property will be Landscaped etc so as to enhance  
The surrounding neighborhood and the quality of  
life for the residents.*

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☐ IX. Attachments required:

☒ Copy of letter of referral from Building and Zoning Inspector.

☐ Copy of contract of sale, lease or franchise agreement.

☒ Copy of tax map showing adjacent properties

☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

☐ Copy(ies) of sign(s) with dimensions.

☒ Check in amount of \$50. - payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping

- (b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*Property will be Landscaped etc so as to enhance  
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---

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- ☒ Copy of letter of referral from Building and Zoning Inspector.
  - ☐ Copy of contract of sale, lease or franchise agreement.
  - ☒ Copy of tax map showing adjacent properties
  - ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
  - ☐ Copy(ies) of sign(s) with dimensions.
  - ☒ Check in amount of \$ 50. — payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.  
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☐ Other

## X. AFFIDAVIT

Date 7/14/80

STATE OF NEW YORK)  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Merin Cali Joint Venture  
(Applicant)  
by P. H. Hyslop

Sworn to before me this

14<sup>th</sup> day of July, 1980.

John H. W. Swail

**JOHN K. McGUIRK**  
**Notary Public, State of New York**  
**Residing in Orange County**  
**Commission Expires March 30, 19...**  
**No. 2622652**

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards: \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY



STATE OF NEW YORK)

) . SS.:

COUNTY OF ORANGE )

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Green/Carl Joint Venture  
by P. H. Green

Sworn to before me this

14<sup>th</sup> day of July, 1980.

John K. McSwain

**JOHN K. McGUIRK**  
**Notary Public, State of New York**  
**Residing in Orange County**  
**Commission Expires March 30, 19...**  
**No. 2622652**

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

Special Permit is \_\_\_\_\_

(c) Conditions and safeguards: \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

X. AFFIDAVIT

Date

7/31/80

STATE OF NEW YORK)

)

SS.:

COUNTY OF ORANGE )

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

NEW WINDSOR ASSOCIATES

BY:

SAMUEL LINDER

Sworn to before me this

31<sup>st</sup>

day of

July

, 1980.

Notary Public

JOHN A. Mc LOUGHLIN  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES  
OCTOBER 26, 1983

Record 80-17

RECEIVED  
ATTORNEY'S OFFICE  
TOWN OF NEW WINDSOR

JUL 11 1980

**Memo FROM:**

555 UNION AVENUE

TOWN OF NEW WINDSOR

NEW WINDSOR, NEW YORK 12510

**TO:**

ZONING BOARD OF APPEALS

**DATE:** July 11, 1980

**SUBJECT:** SPEISER-CARLIN - - SENIOR CITIZEN HOUSING

— FOLD HERE —

Please be advised that the above developers appeared before the Planning Board on July 9, 1980 with a proposed site plan encompassing the area to the rear of Vails Gate School.

At the outset of the meeting, Speiser-Carlin indicated that they are proposing 15 units per acre for their senior citizen and family unit complex.

As a matter of record, the Town Planning Board is recommending a density which will not exceed 8 units per acre. Due to the nearby developments which are already overcrowded, the higher density of 15 units per acre will add to overpopulation of that area. Furthermore, allowing 15 units per acre would set a precedent for the remaining acreage of that site which is zoned R-5 - multi-family.

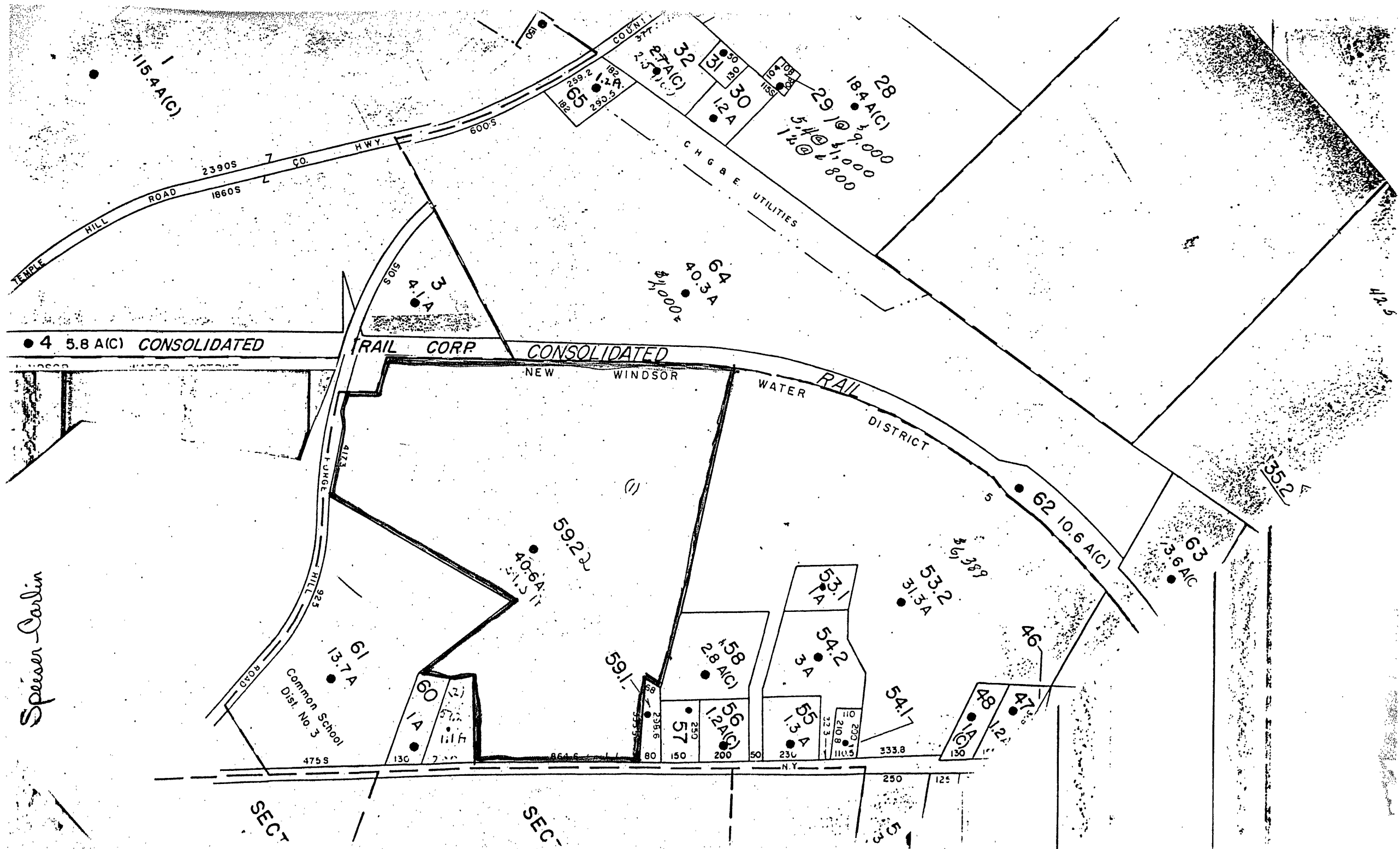
Respectfully,

*Ernest Spignardo*  
sh.

ES/sh/pd

by

Ernest Spignardo, Chairman



94 signatures

8/11/80

TO: Town Board, Town of New Windsor

SUBJECT: Low Income / Senior Citizen Housing

We the undersigned residents of the Town of New Windsor, by means of this petition do hereby express our vehement opposition, to the proposed low income/senior citizen housing scheduled for construction on a portion of Section 35, Block 1, Lot 59.22 located on Old Forge Hill Road and Route 32, Town of New Windsor.

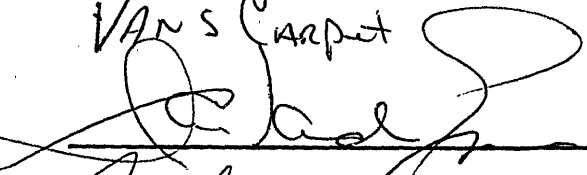

We question the wisdom of the Town Board in its decision to entertain such a project in as much as such a project would most assuredly have an adverse affect on:

- a) Police Department
- b) Fire Department
- c) Town Water Supply
- d) Town Sewerage
- e) Vails Gate School

The small amount of tax monies received by the Town from this project will in no way offset the additional tax burden placed on the individual homeowner.

In addition, and of our gravest concern is the fact that low income housing of any type must not be introduced to any housing planned within New Windsor. The ill effects which would be felt cannot be tolerated by the Town's residents, it's businesses, or a responsible Town Board.

Name	Address
Ted Marino	Windsor Highway - Vails Gate
Joe White Hein Jomel	Windsor - New Windsor Lawrence Ave New Windsor, N.Y.
J. J. Lucasi	27 Perovot Drive
L. J. Besnor	8 Cannon Drive
Paula L. Besnor	.. ..
Joe E. Primavera	Windsor Highway N.W.
Anne Marino	Windsor Highway
Jesse D. Deys	340 Windsor Hwy Newburgh, N.Y. 12550
E. Perry	15 Willow Parkway New Windsor N.Y.
C. M. Leonardo	Rt 94 Vails Gate
Arny V. Corzo	71 BIRCHWOOD DRIVE NEW WINDSOR
Chad S. Sellen	RD #2, Newburgh, N.Y.

Name	Address
Vail's Carpet	
	Rt 94 Vails Lake N1
Martin Spunkin	RT 94 Vails Lake
Lee Aokiin	OLD Temple Hill Rd.
Al Oushing	46 Melrose Ave
Henry (Bert)	11 Arth Drive
	120 GONSSACK AVE
Roberta Krahne	Rt. 94 - Vails Lake
Lester F. Mulder	10 Willow Lane
Dorothy Guffin	356 Junia St.

Name \_\_\_\_\_

Address



Name	Address
John H. Kiepatich	34 Birchwood Drive, N.Y.
John R. Mesaris	1 Park Hill Dr New Windsor
John Masowd	RD #2 Temple Hill Rd, N. Windsor
James J. Masowd	RD #2 Temple Hill Rd, New Windsor
Louise Shepro	Temple Hill Rd, R.D. #2, Newburgh
Joseph Shepro	Temple Hill Rd, R.D. #2, Newburgh
9 <sup>th</sup> Street	RD 2 Lake Rd. New Windsor
William J. Trifilo	Box 55 Vails Gate N.Y.
Etha Trifilo	Temple Hill Rd - Vails Gate, N.Y.
Charles Pulliam	Vails Gate, N.Y.
Gordon Pulliam	Vails Gate, N.Y.
John A. Rosman	11 Willow Pkwy New Windsor
Dorothy L. Winslow	246 Daniker Ave New Windsor, N.Y. - 12550

Name	Address
------	---------

Paul Balcock	Station Rd. Rak Tavern N.Y.
--------------	-----------------------------

Marion Rushman	Rt 32, Vails Gate N.Y.
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William Rushman	Rt 32, Vails Gate N.Y.
-----------------	------------------------

Wm. L. Green	Willow Lane, New Windsor
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Philip C. Spant	BIRCHWOOD DR NEW WINDSOR
-----------------	-----------------------------

W. L. L.	9 Doal Drive New Windsor, N.Y.
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Patrick J. Malan	PO 2068, Roscetti Rd, N.W.
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Mark Pulizzi	37 Birchwood Dr.
--------------	------------------

Rita Mulheany	8 Spring Rock Rd
---------------	------------------

Francis Jaramella	Box 94 Vails Gate New York
-------------------	----------------------------

Raymond Beck	66 Temple Hill Road
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Ester Ruggiero	Vails Gate, N.Y. Box 66 12584
----------------	-------------------------------

Edith B. Weston

P.O. BOX 653  
OLD TEMPLE HILL ROAD  
VAILS GATE, N.Y.  
12584

Name	Address
Jurek Gant	219C OLD FORGE HILL RD. NEW WINDSOR, N.Y. 12552
Patricia Ranaidu	15 Forge Hill Gardens New Windsor, NY 12550
Diana Austin	2307 Vails Gate Hts Dr New Windsor NY 12550
Mary C. Travola	Box 468 Oak Drive Rd 4 New Windsor Ny. 12550 (Beaver Dam Lake)
Anthony L. Travola	Box 468 Oak Drive Rd 4 New Windsor Ny 12550 (Beaver Dam Lake)
Ruth Decker	15 Dellap Mr. New Windsor
Addie Zumbo	500 Shore Dr. New Windsor
Barbara Stand	401 Philo Street New Windsor
Judith Siskind	403 Philo Street New Windsor
Martin A. Siskind	403 Philo Street New Windsor
Dale Hein	300 Knox Village New Windsor Newburgh, N.Y.
Mr. Anthony Pelting	12 Marshall Drive New Windsor, N.Y. 12550
Mrs Valerie Pelting	12 Marshall Dr. New Windsor NY 12550

Name	Address
Mr & Mrs ROGER P. LAKEN	7 HAIGHT DR NEW WINDSOR, N.Y. 12550
Mr & Mrs H. F. LINCOLN	6 HAIGHT DR NEW WINDSOR, N.Y. 12550
Mrs. N. SHANDER	26 TRUAX DR. NEW WINDSOR, N.Y. 12550
Mr & Mrs BRADDAV	22 TRUAX DR. NEW WINDSOR, N.Y. 12550
Deborah D'Agostino	4 KEARNEY DR. NEW WINDSOR, N.Y. 12550
Mr & Mrs Lloyd M. JENSEN	230 LESLIE AVE NEW WINDSOR, N.Y. 12550
Mr. & Mrs. DONALD HALDEN	512 BALMORAL C. NEW WINDSOR, N.Y. 12550
Dellie Zeto	2402 SOUTHWAY TRAIL WINDSOR, N.Y. 12550
Mrs. Nancy MAKYSKE	RD4-WICKORY AVE - BOX 2660 NEW WINDSOR, N.Y. 12550

Name	Address
Mr Volkmann	104 Alameda DR
R. J. Volz	323 Nina St.
T. J. Finerman	446 Philo St.
L. D. BERNSTEIN	B SAN GIACOMO DR
Charles J. Matlack	238 Windsor Hwy.

[illegible]

98

Owners

& Renters from

Hingwood Gardens Condo.

Mo. Nat. Waut. "Low Income"  
Senior Citizens Housing

Names see pages attached



PROTECT. KINGSWOOD -

ATTENTION: NEW WINDSOR HOMEOWNERS

On Monday, August 11, 1980 at 8:00 P.M. there will be a Zoning Board of Appeals meeting held to approve or disapprove variances for a Senior Citizen - Low Income housing project.

Low Income housing would all but destroy property values in New Windsor. The additional taxes needed for police, fire and other services for this complex will hit hard a community already overburdened with high taxes.

Another important point is that most homeowners and Senior Citizens are against this project, so why do some of our elected officials want it?

Show your disapproval of this project by calling Supervisor Petro and the Town council persons and demand this project be voted down.

Even more important -- Come to Town Hall on Monday night, August 11, 1980 at 8:00 P.M. and voice your disapproval in person.

In numbers there is strength. We have to win this one --- our future depends on it.

Na To

1A

Please Sign Below if you agree  
 "We do Not Want "Low Income Senior citizen  
 Housing" scheduled for Construction on  
 old Forge Hill Road & Route 32

Name	address
Vicki Mene-Menni	4 Kingswood Gardens
Vito J. Mercurio	7 Kingswood Gardens
Stacy Fredericks	8 Kingswood
Jan Toback	1-KINGSWOOD NEW WINDSOR
Shirley Thompson	6 " "
Michael Newman	4 " "
Mr & Mrs Snyder	5 " "
R. & Deanne	3 " "

Building 1A

Please Sign Below if you agree on

1B

"We do not want "Low Income Senior citizens  
Housing" Scheduled for Construction on old Forge Hill #32

Name	address
Mrs Sam J Falcone	10- Kingswood Garden
Mrs. Bernadine Selemovs	14 Kingwood Park
Mr. Mrs. Nicholas Vasilevski	

Bed 1B

Please Sign Below if you agree on 2A

"We do not want low. INcome Senior Citizens Housing  
Scheduled for Construction on old Forge Hill Road & Route 32

Name

Address

Helen Meyeroff - 103 Kingwood

Richard Bunker - 100 " "

Sherah De Quaker 98 Kingwood

H LEWIS

105 Kingwood Garden

Bld. 2A

✓

Please Sign Below if you agree on 2B.

"We do not want "Low. Income Senior Citizens Housing  
Schedules for Construction on Old Forge Hill Rd + Route 32

Name	address
Braun	112 Kingwood Garden
Mr. & Mrs. R. J. Caulfield	108 " "
Mr. & Mrs. J. E. Stanch	113 " "
Miss M. Laubscher	107 " "
M. McCallough	112 " "
John Murtagh	106 " "

Bld 2B

Please Sign below if you agree on 3 a

"We do not want low Income Senior citizens Housing  
Scheduled for Construction on "old Forge Hill & Route 32"

Name	address
Frances D'Angel	82 Kingwood Ln
Thomas D'Angelo	82 " "
Dorothy Johnson	85 " "
Ida Lantetta	89 " "
Bessie Nelson	86
Everett Nelson	86
Marie S Legdon	88 "

3a

Please Sign Below if you agree on 3B

"We do not. Want Low Income Senior Citizens Housing  
Scheduled for Construction. old Forge Hill Rd & Route 32."

Apt #	Name	address
94	Agnes & Kelly	94 Kingswood Edns <sup>new</sup>
96	Margaret McLaughlin	96 Kingswood Gardens <sup>new</sup>
96	Michael McLaughlin	96 Kingswood Gardens
92	Mary Thompson	96 Kingswood Gardens
95	Mae Keller	92 Kingswood Edns
95	Charles W. Keller	95 Kingswood Edns
97	Florence Keraci	95 Kingswood Edns.
97	Peter Keraci	97 Kingswood Garden
93	Karl Summ	97 Kingswood Gardens
2	Kathy Summ	93 Kingswood
92	David & Thompson, Jr	92 Kingswood Edns

Blk 3B

Please Sign below if you agree on 4A

"We do not Want Low Income Senior citizen  
Housing Scheduled for Construction on old Forge & Route 32

Name	address
Leda Le Crann	67 Kingswood Lane
Alain Le Crann	67 Kingswood C.D.S
Detrick Manfred	72 Kingswood Garden
Estelle Manfred	72 " "
Margaret E O'Lea	68 " "
Rose Traub	73 "
LARRY Traub	73 "
Maure Ray	71 "

Bld 4a



Please Sign below. if you agree on 4 B

"We do not Want Low Income Senior citizens Housing  
Scheduled for Construction on Old Forge Hill & Route 32

<u>Name</u>	<u>address</u>
Louis D. Wolfe	apt. 77
Mr & Mrs H. Barbieri	79
Mrs Thomas Cunningham	apt. 78
Mrs R. Karp	apt. 80
Jennie M. Conklin	apt. 81
Mr & Mrs Lewis H. Harrod	apt 75
Miriam Rosenthal	apt 74
Jordan Rosenthal	" "

Bld 4B

Please Sign below if you agree on 5A

We do Not Want "Low Income Senior Citizen"  
Housing Scheduled for Construction on Old Forge Hill Road & 32

Name	address
Gloria DeCrosta	52 Kingwood Gardens
Anthony J. DeCrosta	" " "
Hugh Lenahan	56 " "
Nancy Lenahan	56 " "

Bld 5A

✓

Please Sign Below if you agree on  
"We do not Want Low Income Senior citizen  
Housing Scheduled for Construction on Old Forge Hill & Route 32

Name	address
Mr Mrs Geo Nequa	63 Kingswood Hdns
Mrs. Q. Cohaffen	65 Kingswood Hdns
Mrs J. Ruggiere	58 Kingswood Gardens
Mr & Mrs C. Strobach	59 Kingswood Gardens
Mrs Ruth Neuman	60 Kingswood Gardens
Mike Steiner	61 KINGSWOOD Gdns
Mrs Nancy Muisson	62 Kingswood Gdns

Bel SB

6A

Please Sign below if you agree On

We do not want "Low Income Senior citizen  
Housing Scheduled for Construction on old Forge Hill Rd x 32

Name	address
William T Pinder	39 Kingswood Gardens New Windsor
Ida Amen	41 Kingswood <sup>new</sup> Windsor
Ethel Salomey	48 Kingswood - New Windsor
George + Mary Schumacher	37 Kingswood Gardens
Marie Vasile	34 Kingswood
Belle + Joseph Kusun	36 Kingswood Gardens
Jeanny P. attanasio	38 Kingswood Gardens

Bld 6A

6B

Please Sign below if you agree or

We do not want "Low Income Senior Citizen"

Housing Scheduled for Construction on old Forge Hill Rd & Rt 32

Name	address
Elizabeth Levine	45 Kingwood Idns
LOUISE SMITH	42 KINGSWOOD GARDENS
Hana Levy	48 Kingwood Idns
Mannie Levy	48 Kingwood Idns.
William Dykes	43 Kingwood Idns
Emice Dykes	43 Kingwood Idns
Lylia Friedman	49 Kingwood Idns.
Ben P Friedman	49 Kingwood Idns.
Abraham Lurie	47 Kingwood Gardens
Dorothy Lurie	47 Kingwood Idns

Bld 6B

Please Sign Below if you agree On 7B  
We do not Want "Low Income Senior citizen  
Housing" Scheduled for Construction on. old Forge/Helx 32

Name	address
Mrs. Valenti	32 Kingswood Gds
Anna Abruzzo	29
Marge Reynolds	29 - Kingswood Gardens
Mrs. Rosalie Maglione	28 Kingswood Gardens
L. Alfieri	33

Bl 7B

We are AGAINST-THIS. PROJECT  
 Kingwood Gardens Condominium  
 (all New Windsor. N.Y. 12550)

7A

apt #	Name	address
22	Mrs Helen Thompson	22 Kingwood Gardens
22	Mr A. THOMPSON.	22 Kingwood. GARDENS.
23	Lillian Maiorini	23 Kingwood Gardens
23	Loma Maiorini	23 Kingwood Gardens
<del>REDACTED</del>		
<del>REDACTED</del>		
18	Rose Lo Presti	18 Kingwood Gardens.
30	Margaret Miller	30 Kingwood Gardens.
74	Miriam Rosenthal	74 Kingwood Gardens.
74	Jordan Rosenthal	74 " "
38	Joanne D. Attanasio	38 " "
20	Gerrey Ai Pino	20 " "
21	William Mc Cracken Jr	21 " "

Bld 7A

133  
TO: Town Board, Town of New Windsor  
SUBJECT: Low Income / Senior Citizen Housing

We the undersigned residents of the Town of New Windsor, by means of this petition do hereby express our vehement opposition, to the proposed low income/senior citizen housing scheduled for construction on a portion of Section 35, Block 1, Lot 59.22 located on Old Forge Hill Road and Route 32, Town of New Windsor.

We question the wisdom of the Town Board in its decision to entertain such a project in as much as such a project would most assuredly have an adverse affect on:

- a) Police Department
- b) Fire Department
- c) Town Water Supply
- d) Town Sewerage
- e) Vails Gate School

The small amount of tax monies received by the Town from this project will in no way offset the additional tax burden placed on the individual homeowner.

In addition, and of our gravest concern is the fact that low income housing of any type must not be introduced to any housing planned within New Windsor. The ill effects which would be felt cannot be tolerated by the Town's residents, it's businesses, or a responsible Town Board.



Name	Address
Francis Francan	243 Vails Gate Hts Dr.
R. FRANCAN	243 VAILS GATE HTS DR.
Lorraine Manzoni	251 Vails Gate Hts Dr.
James Manzoni	251 Vails Gate Hts Dr.
<del>Josephine L. Schuff</del>	259 Vails Gate Hts Dr.
Josephine L. Schuff	259 Vails Gate Hts Dr.
Jennie Valone	259 Vails Gate Hts, Dr.
Nick Valon	259 Vails Gate Hts Dr.
Eileen Mignano	353 Old Forge Hill Rd
Robert Weitz, Sr.	141 Vails Gate Hts Dr.
Lorraine Weitz	" " " " "
Gary Weitz	" " " " "

Name	Address
<del>Yvonne</del> Yvonne Huff	170 Vail Gate Hgts Dr.
Douglas Huff	170 Vail Gate Hgts Dr.
Earline <del>Bennett</del> Bennett	172 Vail Gate Hgts Dr.
Mitchel Bennett	172 Vail Gate Hgts Dr.
J. Latterman	174 Vailgate Hgts Dr.
Joseph M. Latterman	174 V.C.H.Ts Dr.
Eli Lee	182 V.G.H.D. DR., NEW WINDOR.
Catherine Moyer	176 V.G.H.D. New Windsor
Catherine A. Moyer	176 V.G.H.D. New Windsor
Agnes Doraghy	116 Vail Gate Hgts Dr.
<del>Don</del> M. M. M. M. M.	110 Vail Gate Hgts Dr.
Billy M. M. M. M.	110 Vail Gate Hgts Dr.

Name	Address
Alan R Stanley	120 Vails Gate Hts Dr.
Stephen P Coyle	41 Vails Gate Hts Drive
Amaelie Coyle	41 Vails Gate Hts. Dr.
Patrina A. Stanley	120 VGH D
Luz M. Mahoney	122 V.G. H.D.
Lynne M <sup>c</sup> Harry	124 Vails Gate Hgts. Dr.
Barbara Ekstein	126 Vails Gate Hgts Dr
Robert Chitt	/ ✓ ✓ ✓
B. Haller	128 Vails G. H.D.
Anne Lamb	130 Vails Gate Hts Dr
Edward Lamb	130 Vails Gate Hgts. Dr.
John Lamb	130 Vails Gate Hgts. Dr.
Francis E. Jellum	136 Vail Gate Hgts Dr.

Name	Address
Carolyn M. Sullivan	136 Vail Gate Hgts New Windsor
William Kessler	138 Vail Gate Hgts Dr New Windsor N.Y.
Adelle Kessler	138 Vails Gate Hgts Dr.
V. Del Gatto	148 Vails Gate Hgts Dr.
R. Fornieri	150 V.G.H. Dr.
Peter La Barbera	168 V.G.H. DR.
Ada La Barbera	168 V. G. H. Dr
Rosemaria A. Dursi	154 Vails Gate Hgts Dr.
Pat A. Dursi	154 Vails Gate Hgts Dr.
Sharon P. Sulkers	156 Vails Gate Hgts Dr.
Margaret J. Lozza	168 Vails Gate Hgts Dr.
John Lozza	164 Vail Gates Hgts Dr.

Name	Address
Tommy J. O'Leary	102 Vailgate Hts Dr.
Maurice L. Hart	96 Vails Gate Hts Dr.
Carole Horton	96 Vails St Hts. Dr.
Bernard J. Nolan	92 Vails St Hts Dr.
Joseph Van Voorh	90 Vails St Hts Dr.
Michael W. Fuller	88 Vails St Hts Dr.
Cecil Boykin, Jr.	86 Vails St Hts Dr.
Robert L. D.	82 Vailgate Dr.
Louise M. Jeff	80 Vailgate Hts. Dr.
Frank D. Dondosky	81 Vailgate Hts. 12550
John Dondosky	81 " " " "
John Dondosky	77 " " " "
David Dondosky	77 " " " "

Name	Address
oly Thomas George Thomas	75 Vails Gate Hgts Dr " " "
Connie Jung	73 Vails Gate Hgts Dr
John Petrola	" " " "
Mr + Mrs S. Petrola	71 " " " "
Mr + Mrs Ripas	67 " " " "
Robert C. Mazurek	118 Vails Gate Hts Drive
Linda R. Mazurek	118 Vails Gate Hts Drive
William B. Morange	149 Vails Gate Hts Drive
Diana Morange	149 Vails Gate Hts Dr
Joe Wheree	157 Vails Gate Hgts Dr
Rose W. Wheree	157 Vails Gate Hgts Dr
Ruth Seckert	157 Vails Gate Hts Dr

Name	Address
Lori Deitz	141 Vails Gate Hts Dr
Dorothy J. Jander	133 Vails Gate Hts Dr
John Hardy	133 Vails Gate Hts Dr
Adel F. Mamette	117 Vails Gate Hts Dr
Alis M. Mamette	117 Vails Gate Hts Dr
Daniel R. Randal	97 Vails Gate Height DR
V. Lela R. Randal	97 Vails Gate Height DR
Regina Mitchell	89 Vails Gate Hts Dr
Alma Mitchell	89 Vails Gate Hts Dr
Suey Martin	63 Vails Gate H. Dr.
Pete Martin	63 Vails Gate H. Dr.
Edith H. Henry	61 Vails Gate H. Dr.

Name	Address
Joanne M. Hayes	
Ed L. Hayes	165 Vails Gate Heights Dr.
Aida Otero	195 Vails Gate Heights Dr.
Carmen Sandoz	195 Vails Gate Heights Dr.
Steve Montone	203 V. G. H. Dr.
Lucy Montone	203 V. G. H. Dr.
Thomas Cincotta	203 V. G. H. Dr.
Antoinette Cincotta	203 V. G. H. Dr.
Vivian Cincotta	227 V. G. H. D.
Josephine Cincotta	227 Vails Gate Hts. Dr.
Theresa Portanova	227 V. G. H. D.
Kenneth R. Hommel	235 V. G. H. D.
Mary Hommel	235 V. G. H. D.



Name	Address
Jacqueline Ledwith	43 Vail Gate Hgts. Dr.
Helma Zerkow	39 Vailgate Hgts Dr.
Frederick S. Zilkind	39 VAILSGATE HEIGHTS DRIVE
Vincent Schmidt	37 " " "
Bertrude Schmidt	37 " " N.W.B.
Grace Skopin	35 " "
Robert H. Florie	31 Vailgate Height Drive, N.W.
Joyce Rossi	" " " " "
Barbara Rossi	" " " " "
Sue Ann Maldonado	21 Vail Gate Hts. Drive
Ronald F. Karpinski	21 Vails Gate Hts Dr.
John Dunston	343 Old Forge Hill Rd

Name	Address
David Henry JR	61 VAILS Gate HTD
Minnie. Thorpe	59 Vail Gate Hgt. Dr
Mack Thorpe	59 Vail gate Hgt. Dr
Rafael DIAZ	53 VAILS GATE HGTs DR
Dolores DIAZ.	53 VAILS GATE HTS. DR.
Margaret J. Horton	55, Vails Gate Hts. Drive
A.L. Horton	55, Vails Gate Hts. Dr.
Myra Maidman	51 Vailgate Hts Dr.
B/ab	-11-
Lucy Hunger	47 Vail Gate Hts Dr
Lemard Hunger	" " " " " "
John C. Green	43 Vails Gate Hts Dr

Name	Address
Alma Dunston	343 Old Forge Hill Rd New Windsor
Lena A. Martini	341 old Forge Hl. Rd. NW. Windsor
Paul Martini	341 old Forge Hl. Rd NW. Wind
Gerald T. Monaghan	335 Old Forge Hill Rd.
Liz Monaghan	335 Old Forge Hill Rd.
Gloria Freed	49 Vails Gate Hts Dr.
Richard Freed	49 Vails Gate Hts Dr.
Loretta Bank	125 VAIL GATE HTS
Ruth Bank	125 VAIL GATE HTS DR

25 businesses

TO: Town Board, Town of New Windsor

SUBJECT: Low Income / Senior Citizen Housing

We the undersigned residents of the Town of New Windsor, by means of this petition do hereby express our vehement opposition, to the proposed low income/senior citizen housing scheduled for construction on a portion of Section 35, Block 1, Lot 59.22 located on Old Forge Hill Road and Route 32, Town of New Windsor.

We question the wisdom of the Town Board in its decision to entertain such a project in as much as such a project would most assuredly have an adverse affect on:

- a) Police Department
- b) Fire Department
- c) Town Water Supply
- d) Town Sewerage
- e) Vails Gate School

The small amount of tax monies received by the Town from this project will in no way offset the additional tax burden placed on the individual homeowner.

In addition, and of our gravest concern is the fact that low income housing of any type must not be introduced to any housing planned within New Windsor. The ill effects which would be felt cannot be tolerated by the Town's residents, it's businesses, or a responsible Town Board.

Submitted by Katherine Kelly  
Old Temple Hill Road  
Vails Gate

Name	Address
------	---------

(AO Kelly Motors Inc) Katherine L Kelly	Old Temple Hill Rd, Vails Gate Vails Gate Body Shop
--	--

Robert Balcock Rosenbaum Industries, Inc	Temple Hill Rd Vails Gate
---	---------------------------

David O'Goon (Pres.)	Route 32 Vails Gate, N.Y.
----------------------	---------------------------

Haim Scheiner Pres. Kids Stores Inc. Cavan's Jeweler	Rt. 32 Vails Gate, N.Y.
--	-------------------------

Stanford S. Sevan Pres.	Rt. 32 Vails Gate, N.Y.
-------------------------	-------------------------

owner 310 Windsor Rd  
 Ann Alphonse new winds of NY  
 12554

(ROUTE 32 299 WINDSOR) Donald C. Jordan	Dentist Forge Hill Country Furniture 815 Blooming Grove Trk. NEW WINDSOR
---	--

Temple Hill Garage Inc. Albert Rubin - Dr	Route 32 Vails Gate
--	---------------------

Josephine Pushman R. Mc Connell Pres R. Mc Connell S/S Inc	Rts 32 + 94 P.O. B 587 VAILE'S PLATE NY 12584
--	--

Van's Comput Ranch Vails Gate Cycle Rt 94 Long M. Hefers	Rt 94 Vails Gate Box 367 12584
--	-----------------------------------

Vails Gate Cycle Rt 94 Long M. Hefers	Rt 94 Box 31 Vails Gate 12584
--	----------------------------------

NAME	ADDRESS
Orange County Import Co Inc. Samuel Lemardo, Jr. Pres. Paul Lasini's Rest Paul Lasini	Rt 32 Vails Gate, N.Y. 12584 306 Windsor High Newburgh, N.Y. 12550
Adolph Taravella	Temple Gallery old Temple Hill Rd, Vails Gate
Morris Bros R/V Auto Morris Bros	Rte 94 & old Temple Hill Rd Vails Gate N.Y.
Emilio Pannella Automotive Brokers of Newburgh Roberto E Lorenzini Primavera	Real Estate Vails Gate N.Y. AUTOMOTIVE BRAKE CO. of Newburgh, Inc. 300 Temple Hill Road New Windsor, N. Y. 12550
Windsor Farms Charf. Charles Davidson William San Giacomo New Windsor	Primavera Hardware Vails Gate N.Y. 397 Windsor Highway New Windsor, N.Y. Cornwall N.Y. Papermill
John Lockley, Jr. VW & Audi Kenneth Henry Perdue	300 Windsor Highway New Windsor The Windsor Building Good Corp Rt 32 Vails Gate, N.Y.

# BEAVER DAM

(40)

TO: Town Board, Town of New Windsor

SUBJECT: Low Income / Senior Citizen Housing

We the undersigned residents of the Town of New Windsor, by means of this petition do hereby express our vehement opposition, to the proposed low income/senior citizen housing scheduled for construction on a portion of Section 35, Block 1, Lot 59.22 located on Old Forge Hill Road and Route 32, Town of New Windsor.

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- c) Town Water Supply
- d) Town Sewerage
- e) Vails Gate School

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Name	Address
Fannie Miller	newburgh RD 4 Walnut Ave Box 358
William Miller	newburgh RD 4 Walnut Ave Box 357
Laura Rosenbauer	Box 361 - RD 4 Walnut Ave. New Windsor, N.Y. 12550
Carl E. Rosenbauer	11 11
Anthony Goofer	Box 362 RD 4 WALNUT AVE New Windsor, N.Y. 12550
Christine Goofer	Box 362 Walnut Ave RD 4 New Windsor, N.Y. 12550
Mildred Proietto	Box 461 Walnut Ave. New Windsor N.Y. 12550
Edward Proietto	Box 461 Walnut Ave New Windsor N.Y. 12550
Hancy Mahoney	Box 367 Walnut Ave New Windsor N.Y. 12550
John J. Mahoney	Box 367 Walnut Ave New Windsor N.Y. 12550
William L. Greeney	Box 375 Lakeside Dr New Windsor
Adele J. Greeney	Box 375 Lakeside Dr New Windsor



Name	Address
Anthony Galasso	Walnut Ave R D #4 Newburgh, N.Y.
Vincenza M Galasso	Walnut Ave R D #4 Newburgh, N.Y.
Louise Beeto	Shore Dr. New Windsor, N.Y.
Anne Marie McCauley	Box 338 Shore Dr. New Windsor, N.Y.
Estate of Emma Kimball	Box 339 Shore Dr. New Windsor, N.Y.
Henry Pallaroni	Box 340 Shore Dr. New Windsor, N.Y.
Mildred V. Pallaroni	Box 340 Shore Dr. New Windsor, N.Y.
Michael E. Calland	Shore Dr Box 345 R D 4 New Windsor, N.Y. 12550
Edward Kelly	Shore Drive New Windsor, N.Y. 12550
Frank Kelly	" " "
Phyllis Coffey	Shore Drive New Windsor.
Joseph Martin	Shore Drive, New Windsor

Name	Address
Virginia Lutz	RD #4 Box 309 Shore Dr. New Windsor, N.Y.
Alfred Lutz	" "
Frank S. Spornar	Box 496 Maple Ave New Windsor NY Ph. 494-4413
George R. Lutz	Box 471-B Maple Ave New Windsor NY
Steve A. Andrews	451 Little Britain RD NEW WINDSOR NY
Skaron Romanoski	Box 471B Maple ave New Windsor, N.Y.
John, O. Andrews	451 Little Britain Road New Windsor, NY 12550
Donna Mann	Box 351 Shore Dr. New Windsor NY 12550
Francis H. Allen	Box 350 RD 4 Shore Drive New Windsor
Alice M. Allen	Same as above
Imogene Murphy	RD 4 Box 495 MAPLE AVE NEW WINDSOR N.Y.
John R. Bette	Box 501 Shore Drive New Windsor NY

Name	Address
Eugene Jasano	Shore Dr R D #4 Newby
Joseph Lora	" " " "
Humphred M Lora	" " " " "
Mr & Mrs James Purpura	" " " " " New Windsor
Mr & Mrs Killian: New Windsor	" " " " "
Mr & Mrs Ralph Lomma	" " " " New Windsor
Rosemary Maturs	328 Shore Dr. New Windsor
Mr & Mrs Robert Virginia	317 Shore Dr. New Windsor, N.Y.
Mr & Mrs W. Calhoun	319 Shore Dr. " "
Melville L. Palmer	R D #4 Shore Drive, New Windsor, N.Y.
Jessie C. Ahlers	R D #4 Shore Drive New Windsor
Geo. Ahlers	" " " " "

[illegible]

# BEAVER DAM LAKE ASSOCIATION, INC.

*Serving The Community Since 1946*

R.D. #4 Beaver Dam Lake

New Windsor, New York 12550

*Rec'd. by ZBA  
8/11/80.*

August 8, 1980

Town Board  
Town Zoning Board Appeals  
Town Planning Board  
Town of New Windsor  
555 Union Ave.  
New Windsor, N.Y. 12550

Dear Ladies and Gentlemen:

On behalf of the Beaver Dam Lake Association, we would like to state our position regarding the low income housing/senior citizen apartment project presently being proposed for the Vails Gate area and request that approval for this project be denied for the following reasons:

The project will be utilizing already overburdened central services. In particular, the project will be discharging sewage into the New Windsor Sewage Treatment Plant which currently cannot meet its' permit requirements. It should be noted that the overburdened taxpayers of Beaver Dam Lake have been paying for an unfinished, unusable sewer system for several years because the U.S.E.P.A. had prohibited the Town of New Windsor from proceeding to connect the Beaver Dam sewers until specific action was commenced to correct the deficiencies in the Sewage Treatment Plant. Additionally, it should be noted that the effluent from the Stewart Airport Sewage Treatment Plant is still being discharged into Beaver Dam Lake, significantly contributing to its' deterioration. It would be grossly unfair to the taxpayers of our community to permit new, large scale development to utilize our sewage treatment plant before Sewer District #23 is operational and the Stewart sewage system is connected to the town system.

We are also seriously concerned about the ability of our already overburdened police force to cope with the problems that any new significant development would create.

We recognize that there is a definite need for quality, affordable housing for our senior citizens and strenuously support the creation of it. However, we feel that any development of this magnitude should be delayed until the current problems of our community are resolved. Therefore, we call upon the Town Board to take immediate action to prohibit any and all new large scale development until the existing population is provided with proper town services, especially proper sanitary services.

Yours truly, 8

The Officers and Board of Directors

*M. Kelly, Director*

*Eric Lindström, Pres*

*Louise D. Rasmussen, V.P.*

*John A. Masters Dir.*

*Susan Denmark Dir.*

*John Mangum Dir.*

*Joseph Mathews Dir.*

*Edward Doyle, Dir. - K.A.*

# FOR ATTENDANCE ONLY

8/11 - Public Hearing: Speiser - Carlin / NW Assoes.

Name:	Address:
Katherine Kelly	30 1st Temple Hill Rd
Margaret Miller	30 Kingswood Gardens
Maele Wolfe	10 A Provost Dr Apts
Alfred S Wolfe	10 A Provost Dr Apts
Betty Gambino	5 A Provost Dr Apts
Angela Rizzo	So Gate Vlg
Lillian Murray	71 Barclay Plaza
Bertrude Houston	77 Harth Lds
Elise B Wolfe	77 Kingswood Sds
J. Balducci	Clark St NW
Ann Jonelli	R.D. 2 Riley Rd.
Gloria Freed	49 Vails Gate Hts Dr.
Dorothy L. Winslow	246 Donther Ave
Maudie Levy	48 Kingswood Gardens
Lillian M. Gillig	232A Forge Hill Rd. New Windsor
Anna Brazzo	27 Kingswood Eden-New Windsor
Margaret Mullerby	66 D Barclay Plaza New Windsor
Ann Martin	64 on the Green New Windsor
Ethelyn Cahill	114 on the Green New Windsor
Samuel L. Sikello	36 Hillside Av New Windsor
Kathryn Sarkello	36 Hillside Ave New Windsor
Eileen B. Yankow	16 Elizabeth Lane New Windsor
R. Yankow	" "
Manner Oake	503 Mac Hwy Ad. New Windsor
Mary Maria	6 Don Green Square Village
Francis Angel	82 Kingswood New Windsor
Shirley D. Angel	" " "
Arthur D. Miller	32 Kingswood Sds " "

# VOR ATTENDANCE ONLY

8/11 - Public Hearing: Speiser - Carlin / NW Assoes.

Name:	Address:
Arthur H Kelly	30 Temple Hill Rd
Margaret Miller	30 Kingswood Gardens
Mae Weefe	10 A Provost Dr Apts
Alfred D Weefe	10 A Provost Dr Apts
Betty Gambino	5 A Provost Dr Apts
Angela Rizzo	So Gate Vlg
Lillian Murray	71 Barclay Plaza
Gertrude Huston	77 Harth Dr
Elmer B Noef	77 Kingswood Bld.
J. Balducci	Crash St NW
Ann Foucler	R.D. 2 Riley Rd.
Gloria Freed	49 Vails Gate Hts Dr.
Dorothy L. Winslow	246 Danther Ave
Mamie Levy	48 Kingswood Gardens
Lillian M. Gillig	232 A Ridge Hill Rd. New Windsor
Anna Brazz	27 Kingswood Gdns New Windsor
Margaret Mullerby	66 D Barclay Plaza New Windsor
Ann martins	64 on the green New Windsor
Ethelyn Cahill	114 on The Green New Windsor
Samuel J. Sichel	36 Hillside Av New Windsor
Katrina Sichel	34 Hillside Ave New Windsor
Eileen B. Yankow	16 Elizabeth Lane New Windsor
R. Yankow	" "
Mamie Gabe	503 Mac Hwy Ad. New Windsor
Mary Maria	6 Don Huen Spire Village
Francis D. Angeb	82 Kingswood New Windsor
Thos D. Angeb	" " " "
Anthony Valente	32 Kingswood Gdns " "
Charles H. Janssen	Riley Rd R D2 New Windsor
John A. Leback	Oris Mills New Windsor



Pedro Maria Mercurio	34 7 Kingswood Gardens N. Windsor
Rosario Magliano	28 Kingswood Gars
Vito John Mercurio	7 Kingswood Gars
Anthony Murdoch	63 Kenwood Hunt
Donald Murdoch	63 Kenwood Hunt
Ellen Martin	64 Trafalgar Rd.
Aldina Godfrey	TR #2 Riley Rd.
Yvonne Gagne	40 Vails Gate Hts. New Windsor
Frances Shapiro	" " " "
W. W. Atkins	Old Temple Hill Rd Vails Gate, N.Y.
Edith Leston Atkins	OLD TEMPLE HILL Rd, Vails Gate, N.Y.
Eleanor Di Paolo	502 Union Ave. Newburgh, N.Y.
Dante Di Paolo	502 Union Ave Newburgh N.Y.
Michael Kuzminski	5 Hickory Ave. New Windsor
Mary Kuzminski	5 Hickory Ave. New Windsor
Belle Kerson	36 Kingswood Garden New Windsor
Kathleen M. Lucchesi	227 Spruce St. New Windsor
BOB MULLSPAUGH	226 SPRUCE " "
Mary Reynolds	29 - Kingswood Gardens
Nancy Myers	14 Hilltop Dr
Zachary Steprach	16 Hilltop Dr. New Windsor
Timothy S. Staught	158 VAILS GATE HTS. DR., New Windsor
Stephen T. Sullivan	156 VAILS GATE HTS DR NEW WINDSOR
Robert Lynorelli	34 Continental Dr. New Windsor
Harold J. Zander	133 Vails Gate Hts Dr, New Windsor
John Zander	133 Vails Gate Hts Dr, New Windsor
Robert Weitz	141 Vails Gate Hts Dr New Windsor
Lorraine Weitz	141 Vails Gate Hts Dr New Windsor
Lori Weitz	141 Vails Gate Hts Dr New Windsor
Vincent Del Gatto	148 Vails Gate Hts Dr New Windsor
Phil M. Mangan	117 Vails Gate Hts Dr.
Adel A. Mangan	117 Vails Gate Hts Dr New Windsor

Videhi Maria Mercurio	7 Kingswood Gardens N. Wind.
Rosalie Magliano	28 Kingswood Gars
Vito John Mercurio	7 Kingswood Blues
William Murdoch	63 Kenwood Hunt
Donald Murdoch	63 Kenwood Hunt
Ellen Martin	64 Trafalgar Rd.
Aldina Godfrey	TR #2 Riley Rd.
Yvonne Stefan	45 Vails Gate Hts. New Windsor
Frances Shapiro	" " " " " "
Yv. Arkiv	Old Temple Hill Rd Vails Gate, N.Y.
Edith Linton Atkins	OLD TEMPLE HILL RD, Vails Gate, N.Y.
Eleanore Paolo	502 Union Ave. Newburgh, N.Y.
Santa Di Paolo	502 Union Ave Newburgh N.Y.
Michael Kuzminski	5 Hickory Ave. New Windsor
Mary Kuzminski	5 Hickory Ave. New Windsor
Belle Kerson	36 Kingswood Garden New Windsor
Kathleen M. Lucchesi	227 Spruce St. New Windsor
BOB MULLSPAUGH	226 SPRUCE " "
Mary Reynolds	29 - Kingswood Gardens
Nancy Myers	14 Hilltop Dr
Zachary Stepnick	16 Hill Top Dr. New Windsor
Randall S. Thurgat	158 Vails Gate Hts. Dr., New Windsor
Stephen T. Sulke	156 Vails Gate Hts DR NEW WINDSOR
Roberta Lynoville	34 Continental Dr. New Windsor
Richard J. Zander	133 Vails Gate Hts Dr. New Windsor
John Zander	133 Vails Gate Hts Dr. New Windsor
Robert Weitz	141 Vails Gate Hts Dr. New Windsor
Lorraine Weitz	141 Vails Gate Hts Dr. New Windsor
Harry Weitz	141 Vails Gate Hts Dr. New Windsor
Vincent Del Gatto	148 Vails Gate Hts. Dr. New Windsor
Ray M. Hange	117 Vails Gate Hts Dr.
Abel A. Hange	117 Vails Gate Hts Dr. New Windsor
William Dyke	43 Kingswood Gds.
Ernie Dyke	43 Kingswood Gds

30  
67  
97

Dorothy Leveni - 47 Kingswood Lane, New Windsor  
 Ethel Slosky 40 Kingswood Lane, New Windsor  
 Anna Levy 48 Kingswood Lane, New Windsor  
 Edna Mueller R.D. #2 Riley Rd New Windsor  
 Rose Sardenia R.D. #2 Riley Rd New Windsor  
 Stephen Sardenia R.D. #2 Riley Rd New Windsor  
 Helen Caulfield 108 Kingswood Lane, New Windsor  
 Barbara Coniffrey 365 Byron Lane N.W.  
 Cheryl Ferguson 221 Melville Dr N.W.  
 Anna Janock 364 Byron Lane N.W.  
 Grace Lummy 7 Kingswood Gardens N.W.  
 W. H. King 114 Clarke St N.W.  
 W. H. King Kingswood Gardens  
 Ruth Friedman Kingswood Gardens  
 Mary Schumacher Kingswood Gardens  
 Lawrence D. Rosini - BEAVER DAM LAKE  
 Yolanda Rosini - Beaver Dam Lake, N.W.  
 Ralph A. Rosini Beaver Dam Lake, N.W.  
 Rose Traub 73 Kingswood  
 Larry Traub "  
 Lena Schmitt 315 W. Flyway  
 Loretta Trizinsky 309 Kingswood Highway, New Windsor  
 Rose M. Kubina 4 Hedyard St New Windsor  
 Edward Storkirk Kingswood Gardens  
 Ruth Neumann Kingswood Gardens  
 Lydia Como  
 Nicholas Battaglia Jr. 8 Parade Place  
 Margaret Deys 340 Windsor Highway, Newburgh, N.Y.  
 Ethel Sage 1000 Hudson, N.Y.  
 Jesse D. Deas 340 Winthrop Avenue Northbrook N.Y.

Page 3

Grace S. Kahney 29 Vail Gate Hts Dr. New Windsor N.Y.

Phyllis Palmer " " " " " " " "

Catherine Koppak 75 Keats Dr. N.W. Windsor

Robert Koppak 75 " " " " " "

Mene Perpetstein 13 San Giacomo Dr. N.W.

Dorance Bernstein " " " " " "

Mrs. C. Petrusse 71 Vail Gate Hts Dr.

Mrs. W. Luongo 73 " " " " " "

Joseph Coma 22 Provost Dr. H.W.

Paul Daudon - 225 MELVILLE DRIVE, N.Y.

Donald Olson 409 Carlton Dr. N.W.

Harold Impletter 5 Halcyon Dr.

RACON DIAZ 53 VAIL GATE HTS DR

DOLores DIAZ " " " " " "

Peter Martin 63 VAIL GATE Hts Dr

Lucy Martin 11 " " " "

CAROLINE TUCCI 29 One Lane N.W.

Fortunata Volynia 9 Cross St. New Windsor

Lucy Cornell 29 Spring Ck Rd New Windsor

William Berg 34 Keats Drive, N.W.

Mrs & Mrs Felipe Morales 32 Keats Drive, N.W.

Mr & Mrs F. Stange 349 old Forge Hill Rd.

Mr & Mrs John Mahoney RD 4 Walnut Ave. N.W.

Mrs. & Mrs. Kenneth Hommel 235 Vail Gate Hts Dr N.W.

Mr. & Mrs. Richard Francon 243 Vail Gate Hts Dr N.W.

Mr. & Mrs. David Owens 71 Vail Gate Hts Dr. N.W. <sup>for dinner</sup> <sub>only</sub>

Mr & Mrs J. J. Reyes 153 Vail Gate Hts Dr.

Mrs & Mrs John Dunston 343 Old Forge Hill

Shirley Bessentenfel 33 Knowl Dr. New Windsor

Frances A. O'Neil 40 Knowl Dr. N.W.

Carolyn Sullivan	136 Vails Gate Hts Dr. S.W.
Agnes Donaghy	116 Vails Gate Hts Dr. N.W.
Barbara Ekstein	126 Vails Gate Hts Dr. N.W.
Lynne Mc Sarry	124 Vails Gate Hts Dr. N.W.
Margaret Sugman	36 Continental Dr. N.W.
Margaret Bouley	171 Vails Gate Hts Dr. N.W.
Alan R. Stanley	120 Vails Gate Hts Dr. N.W.
Catherine Moyer	146 Vails Gate Hts Dr. N.W.
Lynne Sugman	36 Continental Dr. N.W.
Linda Maynech	118 Vails Gate Hts Dr. N.W.
John Cavelli	29 Spring Rock Rd New Windsor
Anant Tucci	29 one Lane New Windsor
Pat Davis	154 Vails Gate Hts Dr. N.W.
Peter Lutzarlov	168 Vails Gate Hts Dr. N.W.
Peter LaFollette Sr.	168 Vails Gate Hts Dr. N.W.
Samuel Wilson	187 Vails Gate Hts Dr. N.W.
Edie Lee	182 Vails Gate Hts Dr. N.W.
Noel Wilson	187 Vails Gate Hts Dr. N.W.
Jenna Martin	341 Old Forge Hill Rd. N.W.
Liz Monaghan	335 Old Forge Hill Rd. N.W.
Gerald Monaghan	" "
Anne Lamb	130 Vails Gate Hts Dr. N.W.
Michael Fox	204 Cambridge Court N.W.
Laura Jorgensen	204 Cambridge Court, New Windsor
Lawson H. Colman	147 N. Miller St Newburgh
Robert Sling	404 Carlton Circle N.W.
Joseph S. Hyslop	Temple Hill D.D.
Fredrick J. Macleod	408 Carlton Cir N.W.
Richard P. Kelly	15 Knox Drive N.W.
Leon Harris	241 S. Hill Rd N.W.

Carolyn Sullivan 136 Vails Gate Hts Dr. S.W.  
 Agnes Monaghan 116 Vails Gate Hts Dr. N.W.  
 Barbara Ekstein 126 Vails Gate Hts Dr. NW  
 Lynne McHarry 124 Vails Gate Hts Dr. NW  
 Margaret Rugman 36 Continental Dr. N.W.  
 Margaret Bouley 171 Vails Gate Hts Dr. N.W.  
 Alan R. Stanley 120 Vails Gate Hts Dr. N.W.  
 Catherine Meyer 146 Vails Gate Hts Dr. N.W.  
 Peter Rugman 36 Continental Dr. N.W.  
 Linda Mayne 118 Vails Gate Hts Dr. N.W.  
 John Carvel 29 Spring Rock Rd New Windsor  
 Vincent Tucci 29 ana Lane New Windsor  
 Pat Dunn 154 Vails Gate Hts Dr. N.W.  
 Peter Lutzarlov 168 Vails Gate Hts Dr. N.W.  
 Peter LaRocca SR. 168 Vails Gate Hts Dr. N.W.  
 Samuel Wilson 187 Vails Gate Hts Dr. N.W.  
 Edie Lee 182 Vails Gate Hts Dr. N.W.  
 Norma Wilson 187 Vails Gate Hts Dr. N.W.  
 Tema Martini 341 Old Forge Hill Rd. N.W.  
 Liz Monaghan 335 Old Forge Hill Rd. N.W.  
 Gerald Monaghan " " "  
 Anne Lamb 130 Vails Gate Hts Dr. N.W.  
 Michael Fagan 204 Cambridge Court N.W.  
 Laura Fagan 204 Cambridge Court, New Windsor  
 Lawrence H. Colomer 147 N. Miller St Newburgh  
 Robert Silvers 404 Carlton Circle N.W.  
 Joseph Schiro Temple Hill D.D.  
 Frederick J. Wacker 408 Carlton Cir N.W.  
 Richard P. Kelly 15 Knox Drive N.W.  
 Henry Harris 241 Split Rock Dr N.W.  
 Howard Sobel 402 Carlton Circle, New Windsor  
 DONALD R. COYLE 407 PHILIP ST. NEW WINDSOR  
 John J. Goff 164 Vails Gate Hts Dr. Newburgh, N.Y.

James P. Manzione - 251 Vails Gate Hts. Dr.  
Lucy Manzione - 203 Vails Gate Hts. Dr.  
Lorraine Manzione 351 Vails Gate Hts. Dr.  
Stephanie Riley 409 Philo St.  
Janice M. Taylor 165 Vails Gate Hts. Dr.  
W. Miller 231 Pancher Ave  
Audrey Jesso 49 Cromwell Terr.  
Mary Family 67 F Barclay Place  
Jois Steele Steele Rd.  
William L. Greeney New Windsor  
Adele J. Greeney Box 375 New Windsor  
Helen Russo 136 Cedar Ave  
F. Horn 91 Martins Ave. N.Y.  
Theresa Reneas New Windsor  
Rose Bigg 724 Blooming Hrs. Pk.  
Michael O'Connell RD 25 Temple Hill Rd, New Windsor  
Jo R Mesario 7 Park Hill Dr New Windsor  
Joan A. Walsh 5 Herbert Hoover Dr.



1763

## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Sole Assessor  
Paula King  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

72 on list

- ✓ Lasini Paul M  
306 Windsor Highway  
New Windsor, N.Y. 12550
- ✓ C & F Company Inc.  
300 Windsor Highway  
New Windsor, N.Y.
- ✓ Balmville Estates Inc.  
PO 4053  
New Windsor, N.Y.
- ✓ Friedman Alfred  
295 Madison Ave.  
New York, N.Y. 10017
- ✓ Deayo Jesse D & Margaret  
340 Windsor Highway  
New Windsor, N.Y.
- ✓ Erie Lackawanna Railroad Co.  
1300 Midland Bldg.  
Cleveland, Ohio 44115  
ATT: Mr. D.M. Morse
- ✓ City School District of Newburgh  
Vails Gate Elementary School  
98 Grand Street  
Newburgh, N.Y.
- ✓ Trizinsky Edward J & Loretta  
309 Windsor Highway  
New Windsor, N.Y.
- ✓ Arron Melville M.  
2775 Mesa Verde Dr. East  
Apt. S202, Costa Mesa  
California, 92626
- ✓ Catanzaro Ignazio & Charles  
10 Willow Parkway  
New Windsor, N.Y. *Returned.*
- ✓ Schmitt Theodore, Lena, &  
Roppert John & Koni  
3047 29th. Street  
Astoria, N.Y. 11102
- ✓ Kentucky Fried Chicken of Newburgh Inc.  
c/o Headlee Mgmt.  
PO Box 2818  
Newburgh, N.Y. 12550
- ✓ Stinsons Tropical World Inc.  
3 Brooker Drive  
Newburgh, N.Y.
- ✓ Horowitz William Corp.  
711 E. 140th. Street  
New York, N.Y. 10037
- ✓ Harris Joseph M & Lillian D  
32 Continental Drive  
New Windsor, N.Y.
- ✓ Cimorelli Michael J & Roberta J  
34 Continental Drive  
New Windsor, N.Y.
- ✓ Guzman Peter & Margaret I  
36 Continental Drive  
New Windsor, N.Y.
- ✓ McKay Robert A & Amelia D  
38 Continental Drive  
New Windsor, N.Y.
- ✓ Garcia Javier R & Norma  
40 Continental Drive  
New Windsor, N.Y.
- ✓ Lauterbach Charles H & Edna A  
42 Continental Drive  
Newburgh, N.Y.
- ✓ Muise Raymond J & Pauline L  
44 Continental Drive  
New Windsor, N.Y.
- ✓ Kroun Renee  
46 Continental Drive  
New Windsor, N.Y.
- ✓ Deery Edward J & Eileen G  
48 Continental Drive  
New Windsor, N.Y.

23.





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## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

- ✓ Stivala George J & Viola  
50 Continental Drive  
New Windsor, N.Y.  
  
Kaduk Daniel & Eleanor K  
c/o Northern Homes Equipment  
MD 15 Rte 17K  
Newburgh, N.Y. 12550
- ✓ Harris Benjamin  
Wennet Etta  
PO Box 2552  
Newburgh, N.Y.  
  
Realm Rest. Inc.  
Box 385  
Vails Gate, N.Y. 12584  
  
Prendergast Patricia  
52 Continental Drive  
New Windsor, N.Y.
- ✓ Di Gregorio Peter & Sondra  
54 Continental Drive  
New Windsor, N.Y.
- ✓ Hilton Frank & Daisy Lee  
PO Box 193  
Vails Gate, N.Y. 12584
- ✓ Bankers Trust Hudson Valley  
301 Wall Street  
Kingston, N.Y. 12401  
  
Kumstar Rose B  
RD3 Route 300 N. Plank Rd.  
Newburgh, N.Y. 12550
- ✓ Di Paolo Dante & Eleanor D  
502 Union Ave.  
New Windsor, N.Y.  
  
Christianson Alton D & Theresa  
327 Old Forge Hill Road  
New Windsor, N.Y.
- ✓ Effron Joseph  
371 Main Street  
Newburgh, N.Y. 12550
- ✓ Southgate Village RABS Realty Corp.  
c/o Herman Rudy  
Vails Gate Heights Drive  
New Windsor, N.Y.  
  
Katz Lewis & Anne  
353 Old Forge Hill Road  
New Windsor, N.Y.  
  
Wortham George H Jr.  
PO Box 4322  
New Windsor, N.Y.
- ✓ Stingo Frank R & Ester  
349 Old Forge Hill Road  
New Windsor, N.Y.
- ✓ Lippman Robert W & Katherine  
347 Old Forge Hill Road *Returned*  
New Windsor, N.Y.
- ✓ Lillemoen Rolf & Lisa  
345 Old Forge Hill Road  
New Windsor, N.Y.
- ✓ Dunston John & Alma  
343 Old Forge Hill Road  
New Windsor, N.Y.
- ✓ Martini Paul M & Irma A  
341 Old Forge Hill Road  
New Windsor, N.Y.
- ✓ Monaghan Gerald T & Elizabeth J  
335 Old Forge Hill Road  
New Windsor, N.Y.  
  
Maldonado Justo & Lydia  
21 Vails Gate Heights Drive  
New Windsor, N.Y.
- ✓ Nichols Gilbert & Judith A  
PO Box 4242  
Newburgh, N.Y.
- ✓ The Secretary of Housing  
c/o Urban Development  
HUD, ATT: Howard Schindler



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## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

✓ Levy Ira & Barbara  
27 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Palumbo Phyllis &  
✓ Kahaley Grace D  
✓ 29 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Rossi Robert R & Joyce M  
✓ 31 Vails Gate Heights Drive  
New Windsor, N.Y.

Warshaw Steven & Ronnie  
33 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Noriega, Richard & Rita A  
35 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Schmidt Vincent J & Gertrude E  
37 Vails Gate Heights Drive  
New Windsor, N.Y.

Zelkind Frederick S & Thelma  
39 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Coyle Stephen P & Annelie  
41 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Ledwith John C III & Jacqueline  
43 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Shapiro Martin & Frances  
45 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Hunger Leonard & Lucy  
47 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Allouf Alfred & Sarah  
219 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Cincotta Vincent & Josephine  
227 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Hommel Kenneth R & Mary C  
235 Vails Gate Heights Drive  
New Windsor, N.Y.



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## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

✓ Francon Richard F. & Frances  
243 Vails Gate Heights Drive  
New Windsor, N.Y. 12550

✓ Manzione, James P. & Lorraine  
251 Vails Gate Heights Drive  
New Windsor, N.Y.

✓ Huff, Frederick & Josephine  
259 Vails Gate Heights Drive  
New Windsor, N.Y.

Consolidated Rail Corporation  
Tax Dept., Room 1310  
6 Penn Center Plaza  
Philadelphia, Pa. 19104

✓ Panella, Emilio  
182 Grand St.  
Newburgh, N.Y.

✓ Sun Oil Co.  
6-7744-02 Tax Dept.  
1608 Walnut Street  
Philadelphia, Pa. 19103

✓ New Windsor Realty Corp.  
Continental Manor Assoc.  
7 Ridgedale Ave.  
Cedar Knolls, N.J. 07927

✓ Ponderosa System Inc.  
Box 578  
Dayton Ohio 45401

✓ Adams Harold J.  
PO Box 4053  
New Windsor, N.Y.

✓ Temple Hill Motel Corp.  
310 Windsor Highway  
New Windsor, N.Y.

✓ Roadway Express Inc.  
ATT: Barry Klug  
1077 Gorge Blvd.  
Akron Ohio 44309

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 80-17

Request of NEW WINDSOR ASSOCIATES and  
SPEISER-CARLIN JOINT VENTURE

for a VARIANCE ~~SPECIAL USE PERMIT~~ of

the regulations of the Zoning Ordinance, to permit

three-story multiple dwelling - 9 units per acre  
and 565 sq. ft. per 1 bedroom dwelling unit.

being a VARIANCE ~~SPECIAL USE PERMIT~~ of

Section 48-12 - Table of Bulk Regs.-Cols. 4, 10 and 11

for property situated as follows:

Portion of Section 35-Block 1- Lot 59.22

located off Old Forge Hill Road and Rt. 32,

Town of New Windsor, N. Y.

SAID HEARING will take place on the 11th day of August, 19 80,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 9 o'clock P. M.

VINCENT BIVONA

Chairman

cc: ZBA.

SEAMAN, MCGUIRK & ZECCOLA

ATTORNEYS AT LAW

J. TAD SEAMAN  
JOHN K. MCGUIRK  
FRANK J. ZECCOLA

542 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 565-5200

July 23, 1980

Hon. John Petro, Supervisor  
Park Hill Drive  
New Windsor, New York 12550

Dear Supervisor Petro:

In accordance with my recent conversation with Supervisor Petro please be advised that our firm has represented Speiser-Carlin since approximately 1975. We have represented them in connection with the Forge Hill Road property on which they now propose to erect senior citizen housing units. We appeared with Speiser-Carlin before the Town Board on January 20, 1977, May 23, 1977, February 18, 1978 and March 7, 1978. At the time of the interview of our firm with the Town Board on December 18, 1979 the fact of our representation of Speiser-Carlin was brought to the attention of the Town Board.

In light of the fact that we had represented Speiser-Carlin in connection with this project for sometime prior to our engagement by the Town Board as attorneys for the town, we could in no event act on behalf of the town in regard to this project. If the town board feels the need for legal representation in connection with this project we would suggest that independent counsel be engaged for this specific purpose.

Should you have any questions concerning this matter I shall be happy to discuss it with the Board at their convenience.

Very truly yours,

SEAMAN, MCGUIRK & ZECCOLA

  
JOHN K. MCGUIRK

JKM/ddd

SEAMAN, MCGUIRK & ZECCOLA

ATTORNEYS AT LAW

J. TAD SEAMAN  
JOHN K. MCGUIRK  
FRANK J. ZECCOLA

542 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 565-5200

August 7, 1980

Town Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Gentlemen:

On behalf of Speiser-Carlin Joint Venture, we hereby apply for a special permit from the Town Board of the Town of New Windsor pursuant to §48-23.1 of the Zoning Law of the Town of New Windsor. This special permit is sought to allow senior citizen housing on a 10 acre portion of Sec. 35, Blk 1, Lot 59.22 of the tax maps of the Town of New Windsor. Concurrently, we have applied to the Planning Board of the Town of New Windsor for site plan approval of this project.

Should you need any additional information, please advise.

Very truly yours,

SEAMAN, MCGUIRK & ZECCOLA



JOHN K. MCGUIRK

JKM/nrs



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

(1) ZBA  
(2) TA.

## RESIDENTIAL CONSTRUCTION

1970--1979

### ONE FAMILY DWELLINGS

1970	46
1971	66
1972	90
1973	169
1974	149
1975	51
1976	44
1977	46
1978	43
1979	31

1980 6 thru June

741 One Family Dwellings

### MULTI FAMILY DWELLINGS

1970	48	3 bldgs.	Knox Village
1971	68	9 bldgs.	Robert Arms
	92	6 bldgs.	Knox Village
1972	160	10 bldgs.	South Gate Village
	54	3 bldgs.	Old Forge
1974	52	3 bldgs.	Old Forge
1979	6	1 bldg.	Tn. Hs. Continental Manor
	20	1 bldg.	Continental Manor

500 Multi Family Dwellings

RECEIVED  
ATTORNEY'S OFFICE  
TOWN OF NEW WINDSOR

AUG 4 1980

BY:

*Patricia Delio*

*Howard R. Collett*  
Howard R. Collett  
Bldg./Zoning Inspector

HRC/mfb

## NEWBURGH, N. Y. 12550

Date February 9, 1976

Herbert R. Resnick  
President





## Committee on Professional Ethics

Opinion #482 - 4/10/78 (12-78)

Topic: Conflicting interests;  
Town Attorney.

Digest: Member of law firm which represents client in litigation involving town may accept employment as part-time town attorney if town retains independent counsel with respect to matter in litigation or client consents to withdrawal of law firm and retains new counsel.

Code: Canons 5 and 9;  
EC 5-14; 5-15; 8-8; 9-2;  
9-6;  
DR 5-105(A), (B), (C) and  
(D).

### QUESTION

May a lawyer accept an appointment as part-time town attorney while the law firm of which he is a member represents a client in litigation involving the town?

### OPINION

In the opinion of the Committee, a lawyer tendered an appointment as a municipal attorney should be guided by ethical considerations which are different in some respects from those which have been held to apply to incumbent municipal attorneys.

Questions relating to the latter have been the subject of previous opinions, including N.Y. State 143 (1970), N.Y. State 257 (1972), N.Y. State 444 (1976) and N.Y. State 450 (1976). In N.Y. State 450, the conditions under which a part-time town attorney may represent private clients were discussed. It was stressed that a public attorney must be alert to the possibility of a subsequent conflict with the municipality by which he is employed if he were to accept the proffered private employment. He does not have available to him the exception contained in DR 5-105(C), which permits representation of multiple clients if each client can be adequately represented and gives consent after full disclosure. N.Y. State 143, supra, and the opinions cited in N.Y. State 450, supra. A public attorney must also take particular care to avoid the appearance of impropriety. See N.Y. State 392 (1975).

In contrast to the constraints respecting proffered employment which are placed upon an incumbent municipal attorney as well as a private lawyer by DR 5-105(A), the propriety of accepting public office although an existing client may have conflicting interests has been recognized. See, ABA 136 (1935) and Drinker, Legal Ethics

110 (1953); see also, Mich. Op. 73 (1941); indexed at 1247 Maru, Digest of Bar Association Ethics Opinions (1970). This implicit exception to DR 5-105(A) derives from the public's prevailing interest in being served by qualified public officers. See EC 8-8.

Once a lawyer accepts a position as part-time town attorney, he must be careful to avoid the possibility of conflicting interests and any appearance of impropriety. See, EC 8-8, EC 9-2, EC 9-6, DR 5-105(A) and (B); see also, Canons 5 and 9. All members and associates of the lawyer's firm are subject to and share the same ethical constraints. DR 5-105(D).

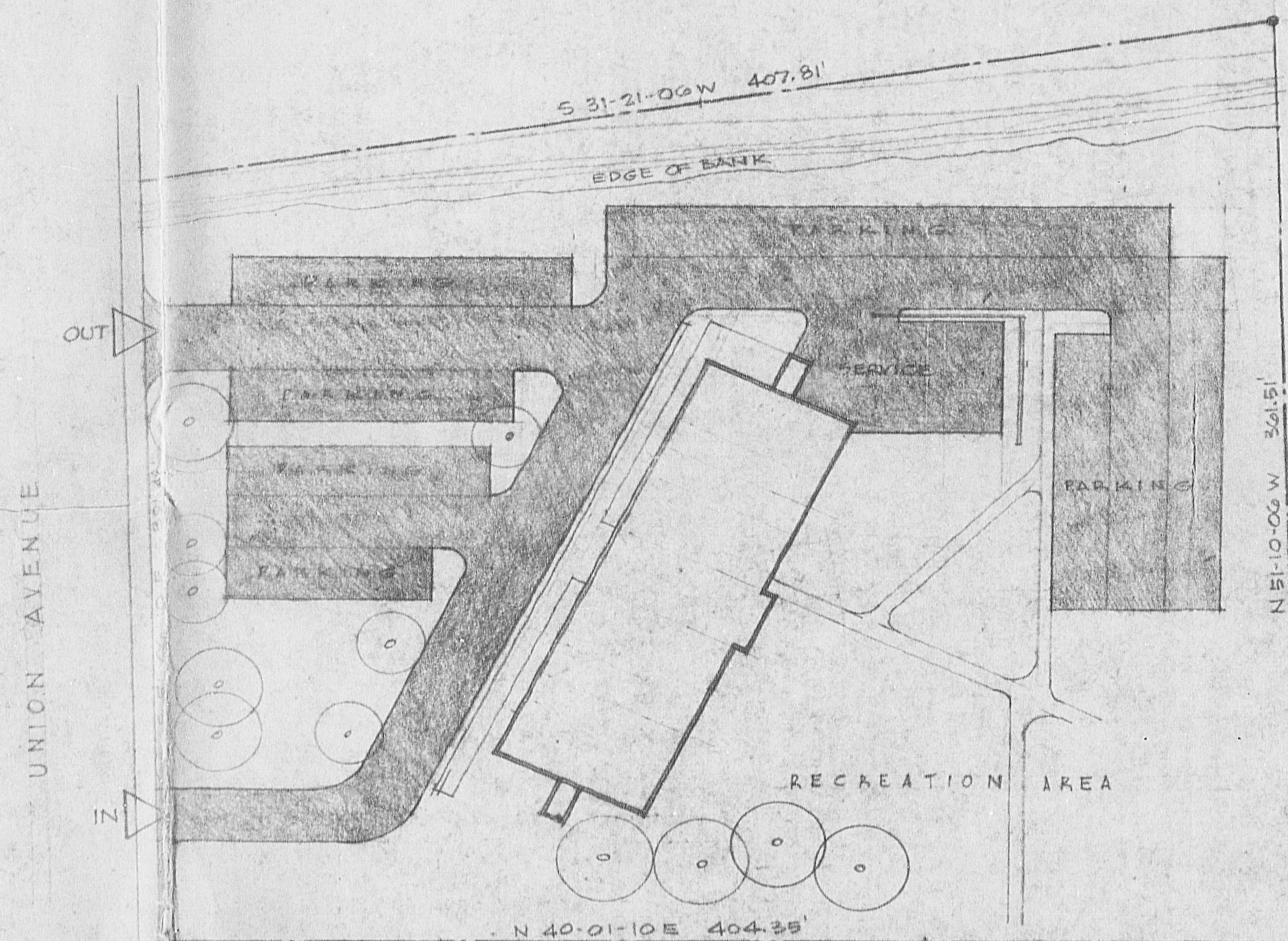
Although at a particular point in litigation, the interests of the town and those of the client may appear to, or do in fact, coincide, the possibility that the interests will diverge subsequently cannot be disregarded. Representation of multiple clients in litigation is seldom justified. See EC 5-14 and 5-15. As between a present client and a prospective client, it is the lawyer's duty not to allow the interests of the former to be adversely affected by those of the latter. DR 5-105(A).

These considerations lead inevitably to the conclusion that, if either the town engages independent counsel to represent its interests in the matter in litigation or the client voluntarily assents to withdrawal of the law firm and retains new counsel, there will be no ethical obstacle to acceptance by the inquiring lawyer of employment as town attorney. In either circumstances, the interests of the private client will have been adequately protected and any appearance of impropriety will have been avoided.

For the reasons stated, and subject to the qualifications hereinabove set forth, the question posed is answered in the affirmative.

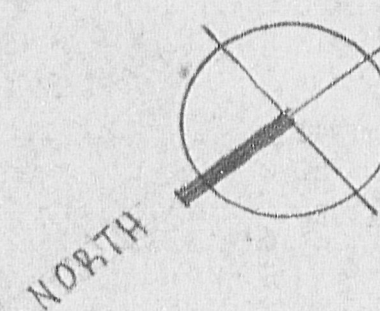
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SITE

SCALE 1"=40'



# BUILDING SPACE DATA

1. TOTAL LAND AREA 133,729.20 SF (3.07 ACRES)
2. TOTAL LAND COVERAGE AREA 10,140 SF
3. % OF LAND COVERAGE 7.6%
4. SQ. FT. FLOOR AREA TYPICAL FLOOR 10,140 SF
5. 9 FLOORS
  - 8 FLOORS 9'1" FL. TO FL. HGT.
  - 1 FLOOR 12'1" FL. TO FL. HGT.
6. TOTAL SQ. FT. OF FL. AREA 9 FLOORS = 91,260 SF
7. CUBIC FOOTAGE = 1,045,304 CU. FT.
8. LINEAL FEET OF PERIMETER 536 L.F.
9. PARKING - 74 SPACES

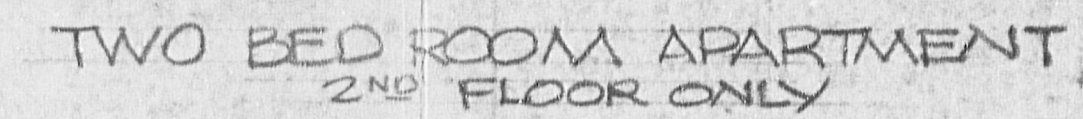
## NEW WINDSOR SENIOR CITIZENS HOUSING

H.R. RESNICK & Co. Inc.  
CONTRACTOR

8 Wells Road  
Newburgh, New York 12550

PER. RMS.	OCCUPANCY	RENTAL NOVA COUNT	APARTMENT TYPICAL FL. EACH REFL.	COUNT EACH REFL.	TOTAL RENTAL RVA. COUNT	TOTAL OCCUPANCY	TOTAL APARTMENTS
1	2	35	2	—	385	220	110
2	4	45	1	1	45	4	1
					389.5	224	111





H.R. RESNICK & CO.  
CONTRACTOR  
8 Wells Road  
Newburgh, New York  
W550



# NEW WINDSOR APARTMENTS

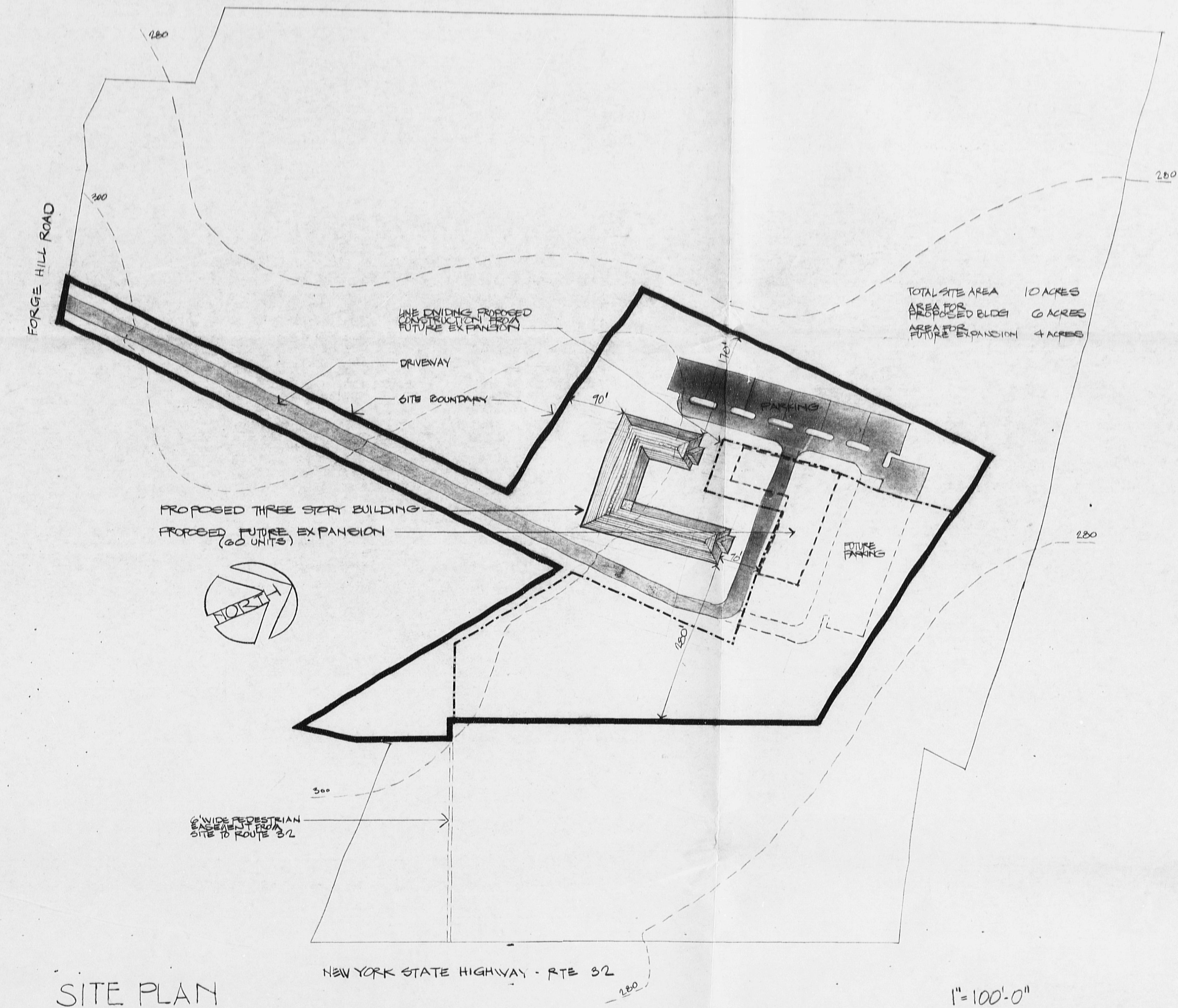
HOUSING FOR THE ELDERLY

NEW WINDSOR NEW YORK

	ELDERLY		FAMILY			TOTAL PER FLOOR
	1 BR	1 BR H/D	1 BR	2 BR	2 BR H/D	
FIRST FLOOR	12	2	1	10*	1	26*
SECOND FLOOR	15	3	2	9	1	30
THIRD FLOOR	15	3	2	9	1	30
TOTALS	42	8	5	28	3	86*

\* INCLUDES (1) 2 BR APT FOR SUPER

INDEX OF DRAWINGS
1 TITLE SHEET - SITE PLAN - STATISTICS
2 FIRST FLOOR PLAN
3 TYPICAL FLOOR PLAN
4 TYPICAL UNIT PLANS - WALL SECTION - ELEVATIONS



SITE PLAN

**john koster**  
**ARCHITECT**

118 WEST 88 STREET  
NEW YORK NY 10024  
212 362 1935